

Single Family Residence **RESIDENTIAL**

806 SHADY BLUFF CV

ROUND ROCK, TX 78665

\$1,022,766 TopHap Estimate · \$223 / ft² · confidence 94 · as of Jul 14, 2026



4

BATHS

4,577 ft²

LIVING AREA

0.4 ac

LOT SIZE

2004

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$1M

\$957K low

\$1.1M high

Est. Owner Equity

\$46,266

Loan-to-Value

95%

TAX & ASSESSMENT

Assessed Value	\$947,310
Previous Assessed	\$947,310
Assessor Market Value	\$947,310

PROPERTY FACTS

Property Type	Single Family Residence
County	Williamson
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

Porch · 387 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 10, 2025	Financing	Venders Lien			\$807K
Nov 16, 2022	Financing	Intrafamily Transfer			
May 6, 2019	Financing	Venders Lien			\$540K
Jun 18, 2010	Recorded document	Warranty Deed			
Jul 23, 2010	Financing	Venders Lien			\$408K
Jun 18, 2010	Recorded document	Warranty Deed			
Jul 26, 2004	Resale	Grant Deed	\$509,961	\$111	\$210K
Feb 4, 2004	Financing	Mortgage			\$70M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ridgeview Middle School	Middle	6–8	0.8 mi
Blackland Prairie Elementary School	Elementary	KG–5	0.9 mi
Cedar Ridge High School	High	9–12	1.7 mi

District: Round Rock Independent School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

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 NEIGHBORHOOD · ZIP 78665

50 CRIME INDEX	86 AIR POLLUTION	68,564 POPULATION	\$113K MEDIAN IN-COME	67°F AVG TEMP	60% SUNSHINE
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Index values: 100 = US average; lower is better.

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 OWNERSHIP

Occupancy	Owner occupied
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